

**DELAWARE AGRICULTURAL LANDS  
PRESERVATION FOUNDATION**

Agenda is subject to change

Foundation Meeting Date: January 16, 2019 8:30 a.m.

Delaware Department of Agriculture, Conference Rooms One & Two

2320 S. DuPont Hwy., Dover, DE 19901

Phone: 302-698-4530 or 1-800-282-8685

I. Preservation Districts

A. Current Situation Report

B. Young Farmers Report – Austin Short

C. District Final Approval

1. Collins Brothers Farm #1 District (S-18-11-286)
2. Eli Short Farm District (S-18-11-022)

D. District Eligibility

1. Millard & Joanne Dixon Jr District (K-18-12-287)

E. Expansion Eligibility & Final Approval

1. K & H Farm Expansion of the Oakhill Tract District (N-18-10-131F)
2. Ardella Farms Expansion of the Jones Church District (S-18-10-255C)
3. Pass It Down Expansion of the J. D. Gordy District (S-18-10-221M)
4. Jones Farm #1 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District (S-18-10-038G)
5. Jones Farm #2 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District (S-18-10-038H)
6. Jones Farm #3 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District (S-18-10-038I)
7. Jones Farm #4 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District (S-18-10-038J)
8. Collins Brothers Farm #2 Expansion of the Collins Brothers Farm #1 District (S-18-11-286A)

F. Forestland Eligibility & Final Approval

1. Blue Heron Forestland Preservation Area (F-K-18-11-014B)

G. Expansion Eligibility and Final Approval - Contingent on  
Ownership Verification and Landowner Signature

1. Maple Lane Expansion of the Tappahana District (K-18-11-219P)
2. Atkins Expansion of the Moore District (S-18-11-053C)
3. Portsville Farm Expansion of the Phillips District (S-18-11-015I)
4. Johnson Road Expansion of the Cool Branch District (S-18-11-272B)
5. Delaney Manor Farms #3 Expansion of the Naudain Tract District (N-18-12-132D)
6. Delaney Manor Farms #4 Expansion of the Naudain Tract District (N-18-12-132E)
7. Molasses Street Expansion of the Molasses Street District (S-18-12-138P)
8. Stayton Expansion of the Stayton's District (K-18-12-205X)
9. Potter Farms, LLC Expansion of the Isaacs #3 Reed-Jensen District (S-18-12-156I)
10. P & S Potter Expansion of the Simpson Farm District (K-18-12-072J)
11. Warren, LLC Expansion of the Exchange Tract LTD District (K-18-12-014I)
12. Myers Farm Expansion of the Rust Farm District (S-18-12-270A)
13. Chicks Unlimited Expansion of the McCullough District (K-18-12-126H)
14. Circle C Outfit Expansion of the Rust Farm District (S-18-12-270B)
15. Messick Farms Expansion of the Rust District (S-18-12-034V)
16. Ralph Timmons Expansion #1 of the Collins Acres District (S-18-12-065T)
17. Millard & Joanne Dixon Jr Expansion of the Millard & Joanne Dixon Jr District (K-18-12-287A)
18. C M Cain Expansion of the Hayden-Gallo District (K-18-12-062R)
19. D K Dickerson Expansion of the C. E. Lynch & Sons, Inc. District (K-18-12-030D)
20. Zencak Farms LLC Expansion of the Robert B. Fitzgerald District (S-18-12-028R)
21. Warrington Expansion of the Parker Branch District (S-18-12-224F)
22. Sweetman Forrest Expansion of the Dulin Brothers District (K-18-12-120H)
23. Sweetman Farm Expansion of the Passmore-Unruh District (N-18-12-012H)

24. Early Bird Farms Expansion of the Hayden-Gallo District (K-18-12-062S)
25. Punjtan Pak Farm Expansion of the Coolbranch District (S-18-12-272C)
26. Karam Farm Expansion of the W. F. Hanson District (K-18-12-165E)
27. Dill Expansion of the Willow Grove District (K-18-12-025M)
28. Ward Farm Tract Expansion of the Collins District (S-18-12-021K)
29. Joseph West Tract Expansion of the Collins District (S-18-12-021L)
30. Joseph East Tract Expansion of the Collins District (S-18-12-021M)
31. McGee Tract LLC Expansion of the Collins District (S-18-12-021N)
32. Packing Shed LLC Tract Expansion of the Collins District (S-18-12-021O)
33. Foskey Tract LLC Expansion of the Collins District (S-18-12-021P)
34. Arvey Tract LLC Expansion of the J. D. Gordy District (S-18-12-221N)
35. Ralph Timmons Expansion #2 of the Collins Acres District (S-18-12-065U)
36. Simmons #1 Expansion of the Coolbranch District (S-18-12-272D)
37. Simmons #2 Expansion of the O'Neal Preservation District (S-18-12-069K)
38. Hundred Acre Farms #1 Expansion of the Tybout Tract District (N-18-12-130U)
39. Hundred Acre Farms #2 Expansion of the Tybout Tract District (N-18-12-130V)
40. Ellers Farms LLC Expansion of the Stayton's District (K-18-12-205Y)

H. Forestland Eligibility and Final Approval – Contingent on Ownership Verification and Landowner Signature

1. Steward-Messick Forestland Preservation Area (F-K-18-11-278)
2. Barrett Forestland Preservation Area (F-K-18-12-196B)
3. Sweetman Forestland Preservation Area (F-K-18-12-120H)

II. Young Farmer Loan Applications

- A. Jones (Y-S-18-12-182H)
- B. Smith (Y-K-18-12-215Y)

- III. Secretary of Agriculture's Veto
- IV. Opportunity for Public Comments
- V. Minutes
- VI. Financial Highlights
- VII. Executive Session - Pursuant to 29 Del. C. §10004 (b) (2), (4) and (6) the Board will go into Executive Session for the purpose of receiving legal advice and to discuss and review confidential appraisal, selection, and donation matters. The Board will not vote on any matter in Executive Session.
- VIII. Other Business
- IX. Adjournment

## **PUBLIC NOTICE**

### **The Delaware Agricultural Lands Preservation Foundation**

The Foundation will meet on January 16, 2019 at 8:30 A.M. at the Delaware Department of Agriculture, 2320 S. DuPont Highway, Dover, Delaware. The purpose of the meeting is to review, and to the extent necessary, vote on applications and approval requests before the Foundation, and conduct other Foundation business. The Foundation, in addition to reviewing applications for the establishment of agricultural preservation districts, shall also review the following applications for agricultural preservation districts and expansions of existing agricultural preservation districts: Collins Brothers Farm #1 District, Daisey Road, Millsboro, Sussex County, S-18-11-286; Eli Short Farm District, Old Saw Mill & East Trap Pond Roads, Georgetown, Sussex County, S-18-11-022; Millard & Joann Dixon Jr District, Dyke Branch Road, Dover, Kent County, K-18-12-287; K & H Farm Expansion of the Oak Hill Tract District, Harvey Straughn & Black Stallion Roads, Townsend, New Castle County, N-18-10-131F; Ardella Farms Expansion of the Jones Church District, Kings Crossing Road, Millsboro, Sussex County, S-18-10-255C; Pass It Down Farm Expansion of the J. D. Gordy District, Lowes Road, Millsboro, Sussex County, S-18-10-221M; Jones Farm #1 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District, Lowes Crossing Road, Millsboro, Sussex County, S-18-10-038G; Jones Farm #2 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District, Lowes Crossing Road, Millsboro, Sussex County, S-18-10-038H; Jones Farm #3

Expansion of the Baxter Farms, Inc.-Lowes Crossroads District, Lowes Crossing Road, Millsboro, Sussex County, S-18-10-038I; Jones Farm #4 Expansion of the Baxter Farms, Inc.-Lowes Crossroads District, Lowes Crossing Road, Millsboro, Sussex County, S-18-12-038J); Collins Brother Farm #2 Expansion of the Collins Brother Farm District, Cypress Road, Millsboro, Sussex County, S-18-11-286A; Blue Heron Forestland Preservation Area, Farm Lane, Kent County, F-K-18-11-014B; Maple Lane Expansion of the Tappahana District, Forrest Avenue, Dover, Kent County, K-18-11-219P; Atkins Expansion of the Moore District, Hastings Farm Road, Laurel, Sussex County, S-18-11-053C; Portsville Farm Expansion of the Phillips District, Mount Pleasant Road, Seaford, Sussex County, S-18-11-015I; Johnson Road Expansion of the Cool Branch District, Johnson Road, Seaford, Sussex County, S-18-11-272B; Delaney Manor Farms #3 Expansion of the Naudain Tract District, Harvey Straughn & Clayton Delaney Roads, Townsend, New Castle County, N-18-12-132D; Delaney Manor Farms #4 Expansion of the Naudain Tract District, Saw Mill Road, Townsend, New Castle County, N-18-12-132E; Molasses Street Expansion of the Molasses Street District, Mennonite School Road, Greenwood, Sussex County, S-18-12-138P; Stayton Expansion of the Stayton's District, Deep Grass Land & Hunting Quarter Road, Lincoln, Kent County, K-18-12-205X; Potter Farms, LLC Expansion of the Isaacs #3 Reed-Jensen District, Potter Drive & Ponder Road, Milford, Sussex County, S-18-12-156I; P & S Potter Expansion of the Simpson Farm District, Sugar Stick Road, Milford, Kent County, K-18-12-072J; Warren, LLC Expansion of the Exchange Tract LTD District, Turkey Point Road, Dover, Kent County, K-18-12-014I; Myers

Farm Expansion of the Rust Farm District, Orchards End Lane, Bridgeville, Sussex County, S-18-12-270A; Chicks Unlimited Expansion of the McCullough District, Park Brown & Sugar Stick Roads, Harrington, Kent County K-18-12-126H; Circle C Outfit Expansion of the Rust Farm District, Orchards End Lane, Bridgeville, Sussex County, S-18-12-270B; Messick Farms Expansion of the Rust District, Bucks Branch Road, Seaford, Sussex County, S-18-12-034V; Ralph Timmons #1 Expansion of the Collins Acres District, Blueberry Lane, Dagsboro, Sussex County, S-18-12-065T; Millard & Joanne Dixon Jr Expansion of the Millard & Joanne Dixon Jr District, Dyke Branch Road, Dover, Kent County, K-18-12-287A; C M Cain Expansion of the Hayden-Gallo District, Prospect Church Road, Harrington, Kent County, K-18-12-062R; D K Dickerson Expansion of the C. E. Lynch & Sons, Inc. District, Bloomfield Drive, Harrington, Kent County, K-18-12-030D; Zencak Farms LLC Expansion of the Robert B Fitzgerald District, North Union Church & Staytonville Roads, Lincoln, Sussex County, S-18-12-028R; Warrington Expansion of the Parker Branch District, B and R Road, Houston, Sussex County, S-18-12-224F; Sweetman Forrest Expansion of the Dulin Brother District, Hollets Corner & Saltere Road, Townsend, Kent County, K-18-12-120H; Sweetman Farm Expansion of the Passmore-Unruh District, Gumbush Road, Newark, New Castle County, N-18-12-012H; Early Bird Farms Expansion of the Hayden-Gallo District, Flatiron Road, Felton, Kent County, K-18-12-062S; Punjtan Pak Farm Expansion of the Coolbranch District, Johnson Road, Seaford, Sussex County, S-18-12-272C; Karam Farm Expansion of the W. F. Hanson District, Vernon & Hemping Roads, Harrington, Kent County, K-18-112-165E; Dill

Expansion of the Willow Grove District, Willow Grove & Mud Mill Roads, Wyoming, Kent County, K-18-12-025M; Ward Farm Tract Expansion of the Collins District, Gordy Road, Laurel, Sussex County, S-18-112-021K; Joseph West Tract Expansion of the Collins District, Salt Barn Road, Laurel, Sussex County, S-18-12-021L; Joseph East Tract Expansion of the Collins District, Sale Barn Road, Laurel, Sussex County, S-18-12-021M; McGee Tract LLC Expansion of the Collins District, Salt Barn Road, Laurel, Sussex County, S-18-12-021N; Packing Shed LLC Tract Expansion of the Collins District, Salt Barn Road, Laurel, Sussex County, S-18-12-021O; Foskey Tract LLC Expansion of the Collins District, Gordy Road, Laurel, Sussex County, S-18-12-021P; Arvey Tract LLC Expansion of the J. D. Gordy District, Arvey & Woody Roads, Laurel, Sussex County, S-18-12-221N; Ralph Timmons Expansion #2 of the Collins Acres District, Nine Foot & Blackberry Roads, Dagsboro, Sussex County, S-18-12-065U; Simmons #1 Expansion of the Coolbranch District, Conrail Road, Laurel, Sussex County, S-18-12-272D; Simmons #2 Expansion of the O'Neal Preservation District, Shockley & Sharptown Roads, Laurel, Sussex County, S-18-12-069K; Hundred Acre Farms #1 Expansion of the Tybout Tract District, Vandyke Greenspring & Massy Church Roads, Smyrna, New Castle County, N-18-12-130U; Hundred Acre Farms #2 Expansion of the Tybout Tract District, Vandyke Greenspring Road, Smyrna, New Castle County, N-18-12-130V; Ellers Farms LLC Expansion of the Stayton's District, Hogtown Road, Houston, Kent County, K-18-12-205Y; S-18-12-221O; Steward-Messick Forestland Preservation Area, Sandtown & Chandler Roads, Greenwood, Kent County F-K-18-11-278; Barrett Forestland



Preservation Area, Burnite Mill & Two Mile Roads, Camden, Kent County, F-K-18-12-196B; Sweetman Forestland Preservation Area, Holletts Corner Road, Townsend, Kent County, F-K-18-12-120H. The Foundation will review two Young Farmer loan requests: Jones loan application, Oak Grove and Woodland Ferry Roads, Seaford, Sussex County, Y-S-18-12-182H; and Smith loan application, Black Swamp Road, Felton, Kent County, Y-K-18-12-215Y.

The Foundation has authority to grant expansion requests, subject to a right of rejection of the Secretary of the Department of Agriculture and appeal of the decision to the Superior Court. The approval of an expansion to an existing agricultural preservation district confers the same rights and privileges to the expansion properties which are enjoyed by the existing agricultural preservation districts. Also, inclusion of an expansion to a district has impacts on landowners and land uses adjacent to the expanded district as set forth in 3 Del. C. §910.

The public is invited to provide comments prior to the January 16, 2019 meeting. Information concerning the applications for expansion of the agricultural preservation districts and the requests for approval of the above easements is available upon request from the Foundation by contacting Kathi Spangler, 1-800-282-8685, or 302-698-4623. The applications and easement approval requests are also available for public inspection.

The public, including adjacent landowners, are also invited to attend this meeting and provide comments regarding the applications for expansion and easement approval requests prior to the time that the Foundation takes formal action on the applications.

Pursuant to 29 Del. C. § 10004(b) (2), (4) and (6) the Board will go into executive session for purposes of receiving legal advice and to discuss and review confidential appraisal and donation matters. The Board will not vote on any matter in executive session.

Accommodations are available for individuals with disabilities. Persons with disabilities are encouraged to call Debbie Carey (302-698-4500) or toll free (1-800-282-8685) to request an auxiliary aid or service.